



## **32 LAKESIDE**

EWELL COURT AVENUE, EPSOM, SURREY, KT19 0ED

**&** RICE  
ROMAN

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# A charming two bedroom end of terrace house

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**£275,000**

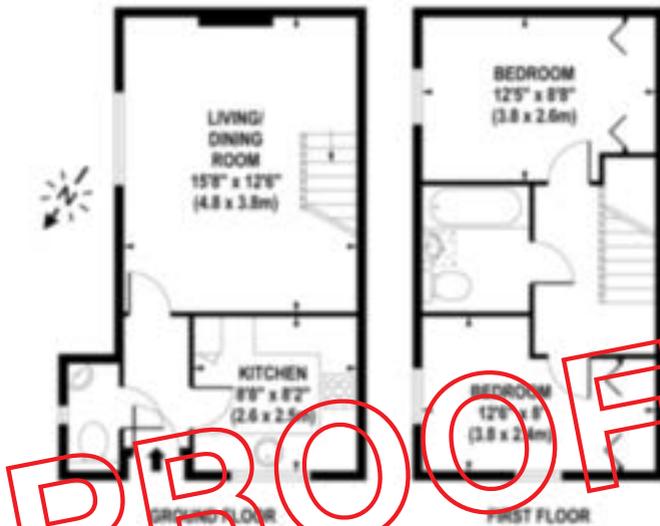
- **Two Bedroom End Of Terrace House**
- **Exclusively For Those Aged 55+**
- **Redecorated and Recarpeted Throughout**
- **Stunning Communal Gardens**
- **Short Walk To Ewell Village**
- **Easy Access to Ewell Court House And Park**

This charming two bedroom house is nestled centrally within the development, has an abundance of natural light and with its neutral colours, gives a bright and airy feel. The ground floor consists of downstairs WC, good sized kitchen with a window over looking gardens, large reception room with stairs leading to the first floor. On the first floor there are two good sized bedrooms and a bathroom with velux window. The property has been redecorated and recarpeted throughout, and is offered in good condition for someone to move into.

SERVICE CHARGE: £2,532 PA  
GROUND RENT: £75 PA  
LEASE LENGTH: 900 YEARS







APPROX. GROSS INTERNAL FLOOR AREA 618 SQ FT / 57 SQ M

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